

**MINUTES OF THE BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
DENVER SOUTHEAST SUBURBAN WATER
AND SANITATION DISTRICT**

A regular meeting of the Board of Directors of the Denver Southeast Suburban Water and Sanitation District was held on Wednesday November 19, 2025, the time, and place of the meeting according to the posted notices. Present were Chairman Walt Partridge, Jim McGannon, Rod Bergholm, Joshua Connors, and Chuck Hinson. Chairman Partridge opened the meeting at 6:00 PM and established that there was a quorum. Also, present were Heather Beasley, District Manager, Dan Hammann, District Director of Operations, Thuy Dam, District Accountant, and Joe Kinlaw, District General Counsel.

DIRECTOR BUSINESS

Chairman Partridge let Treasurer Connors know that he is responsible for the newsletter article next month. He thanked Manager Beasley for the letter to the Douglas County Health Department. He let the rest of the Board know that he would like to discuss the draft of the 2026 Manager Goals at the end of the meeting to get feedback from them about any changes. Lastly, he asked about a possible delay in the construction of the new King Soopers store in the Pinery West Commercial subdivision. Manager Beasley let the Board know she had not heard anything about a delay and would check the schedule.

PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Michael Schildt, Jim Picola, and Judith Stokes, all residents of the District, were present at the meeting. Mr. Schildt asked whether there was progress on the WISE negotiations. Chairman Partridge said negotiations are ongoing with nothing new to report.

MINUTES OF THE NOVEMBER 19, 2025, REGULAR BOARD MEETING

Secretary McGannon made a motion to approve the minutes for the November 19, 2025, Regular Board meeting as presented. The motion was seconded by Director Bergholm. All Directors present voted in favor.

CONSENT AGENDA

**RESOLUTION 2025-33 APPROVING ACCESS EASEMENTS TO THE PINERY HOA FOR RV STORAGE SITE
RESOLUTION 2025-34 APPROVING AMENDMENT TO EASEMENT AGREEMENT WITH HIGH PRAIRIE
FARMS METROPOLITAN DISTRICT**

Chairman Partridge made a motion to approve Resolutions 2025-33 and 2025-34. The motion was seconded by Director Bergholm. All Directors present voted in favor.

DISCUSSION AND ACTION ITEMS AGENDA

**PUBLIC HEARING REGARDING THE POTENTIAL REVISION TO DISTRICT WATER AND WASTEWATER
RATES AND FEES AND TAP FEES IN 2026**

Chairman Partridge opened a Public Hearing at 6:10 PM. Judith Stokes expressed concern about the new King Soopers development and the Industrial Pretreatment Program (IPP). She is concerned that existing customers will be burdened with the cost of administering the program. Chairman Partridge confirmed the Board's policy that "growth pays for growth" and that there will be no impacts to existing customers to administer the IPP.

Jim Picola expressed concern about the custom homes being built in the District. Chairman Partridge explained that issues of land use are under Douglas County's authority. The Pinery Water and Wastewater District does not get involved in the type of use if the density is what was planned and the development is within the boundaries of the District. The District must provide service to all properties inside of the District boundaries. Chairman Partridge closed the Public Hearing at 6:19 PM.

RESOLUTION 2025-35 SETTING RATES AND FEES FOR 2026

RESOLUTION 2025-36 SETTING TAP FEES FOR 2026

After the Public Hearing closed, Treasurer Connors made a motion to approve Resolutions 2025-35 and 2025-36. The motion was seconded by Director Bergholm. All Directors present voted in favor.

PUBLIC HEARING FOR CONSIDERATION OF THE 2026 DISTRICT BUDGET

Chairman Partridge opened a Public Hearing at 6:20 PM. Mr. Kinlaw confirmed that a copy of the proposed budget was advertised and posting in the appropriate locations, including the District website. Staff have received no comments to date. There were some questions from the Board about some of the line items and Manager Beasley pointed out a few minor revisions from the October version of the budget. Director Hinson pointed out that the mill levy is zero and asked why the Board needed to state that the mill levy will be set at zero. Mr. Kinlaw explained that it is a State requirement. There were no further comments, and the Chairman Partridge closed the Public Hearing at 6:27 PM.

RESOLUTION 2024-35 TO ADOPT 2025 DISTRICT BUDGET

RESOLUTION 2024-36 TO APPROPRIATE SUMS OF MONEY

RESOLUTION 2024-37 TO SET MILL LEVY

After the Public Hearing closed, Treasurer Connors made a motion to approve Resolutions 2025-37 through 2025-39. The motion was seconded by Director Hinson. All Directors present voted in favor.

RESOLUTION 2025-40 APPROVING AGREEMENT WITH MERAKI CONSTRUCTION FOR RESERVOIR 4C VALVE

RESOLUTION 2025-41 APPROVING AGREEMENT WITH COLORADO TAP MASTER FOR RESERVOIR 4C VALVE

Secretary McGannon made a motion to approve Resolutions 2025-40 and 2025-41. The motion was seconded by Director Hinson. All Directors present voted in favor.

RESOLUTION 2025-42 APPROVING AGREEMENT WITH HYDRO RESOURCES FOR 2026 WELL REHABILITATION

Director Hinson requested that he be provided with a copy of the video of the well once completed. Manager Beasley committed to forwarding a copy of the well video once she has it. Secretary McGannon made a motion to approve Resolution 2025-42. The motion was seconded by Director Bergholm. All Directors present voted in favor.

RESOLUTION 2025-43 APPROVING LEASE TERMINATION AGREEMENT WITH HIGH PRAIRIE FARMS METROPOLITAN DISTRICT

The Board asked if there was any pushback from High Prairie Farms Metro District on asking them to vacate the building. Manager Beasley said the Metro District has been great to work with and gave no push back, only asking to be reimbursed for the capital costs that we paid at the beginning of the lease agreement. Secretary McGannon made a motion to approve Resolution 2025-43. The motion was seconded by Director Hinson. All Directors present voted in favor.

RESOLUTION 2025-44 APPROVING AN EASEMENT AGREEMENT WITH TF PINERY WEST

Treasurer Connors asked what the difference was between this easement agreement and the ones approved during the Consent Agenda. Manager Beasley explained that this easement agreement is part of the same package as the earlier approved easements but came late in the preparation of the Board packet and the least disruptive this to do was put it at the end of the agenda. Treasurer Connors made a motion to approve Resolution 2025-44. The motion was seconded by Secretary McGannon. All Directors present voted in favor.

DISCUSSION REGARDING REVISIONS TO THE RULES AND REGULATIONS

Treasurer Connors asked for further explanation about the Cross Connection Prevention program. The Board set a Public Hearing for the Rules and Regulations Part I and Part II to be held at the Regular Meeting in December beginning at 6:00 PM to be held at the District Offices. This Public Hearing will be posted on the District website with the proposed Rules and Regulations for review.

ATTORNEY REPORT

Mr. Kinlaw presented his Attorney Report. He let the Board know that all notices for the Public Hearings were published as required. He said that most of his time in the previous month was spent working on the drafts of the proposed Rules and Regulations.

ACCOUNTANT REPORT

Thuy Dam presented the financial statements for October 31, 2025. She said that all sections of the report are in order, with Revenues and Expenses slightly lower than the 4-year average. Ms. Dam will adjust the Operating and Capital Reserve to reflect newly approved 2026 Budget.

TREASURER REPORT

Treasurer Connors presented the Interim and Disbursement reports. He mentioned some notable expenditures such as the Aeration Project, the Switchgear Project, PRVs 4 & 5, and the Pump Station 7 design. He also let the Board know that there were 5 new turf replacement reimbursements this month. He made a motion to approve the interim payments of \$699,454.10 and the current disbursements in the amount of \$440,277.28 for a total authorization of payments in the amount of \$1,139,731.38. Director Bergholm seconded the motion. All Directors present voted in favor.

The Board discussed the draft of the 2026 District Manager Goals provided by Manager Beasley. The members of the Board were satisfied with the goals and had no comments. Mr. Kinlaw will prepare the final draft of the Employment Contract for Manager Beasley to be considered at the December Regular Board Meeting, and it will include the 2026 District Manager Goals.

There being no additional business to come before the Board, Chairman Partridge adjourned the meeting at 6:49 PM.



WALT PARTRIDGE
CHAIRMAN, DENVER SOUTHEAST SUBURBAN WATER & SANITATION
DISTRICT

ATTEST:



JIM MCGANNON, SECRETARY